

108.0

0002

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

709,400 / 709,400

USE VALUE:

709,400 / 709,400

ASSESSED:

709,400 / 709,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14		LAWRENCE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: O GRADY JOSEPH F & JANE R

Owner 2:

Owner 3:

Street 1: 14 LAWRENCE LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .253 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1242 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11023	Sq. Ft.	Site			0	70.	0.68	5									525,482						525,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct																									
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value							68955																									
101	11023.000	183,900					525,500		709,400					GIS Ref																									
															GIS Ref																								
															Insp Date																								
															09/11/18																								
PREVIOUS ASSESSMENT										Parcel ID				108.0-0002-0011.A			18474!																						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		Date																												
2022	101	FV	183,900	0	11,023.	525,500	709,400		Year end		12/23/2021																												
2021	101	FV	177,600	0	11,023.	525,500	703,100		Year End Roll		12/10/2020																												
2020	101	FV	177,600	0	11,023.	525,500	703,100		703,100 Year End Roll		12/18/2019																												
2019	101	FV	159,900	0	11,023.	533,000	692,900		692,900 Year End Roll		1/3/2019																												
2018	101	FV	169,500	0	11,023.	397,900	567,400		567,400 Year End Roll		12/20/2017																												
2017	101	FV	169,500	0	11,023.	360,300	529,800		529,800 Year End Roll		1/3/2017																												
2016	101	FV	169,500	0	11,023.	345,300	514,800		514,800 Year End		1/4/2016																												
2015	101	FV	168,700	0	11,023.	292,800	461,500		461,500 Year End Roll		12/11/2014																												
SALES INFORMATION										TAX DISTRICT				PAT ACCT.				8474																					
Grantor		Legal Ref		Type		Date		Sale Code		Sale Price		V		Tst		Verif		Notes																					
		21641-048		12/1/1991				177,000		No		No		Y																									
BUILDING PERMITS										ACTIVITY INFORMATION																													
										Date						Result		By		Name																			
										9/11/2018 Inspected						PH		Patrick H																					
										8/31/2018 MEAS&NOTICE						CC		Chris C																					
										12/11/2008 Meas/Inspect						336		PATRIOT																					
										12/14/1999 Inspected						264		PATRIOT																					
										11/29/1999 Mailer Sent																													
										10/26/1999 Measured						256		PATRIOT																					
										8/3/1991						JK																							
										Sign: VERIFICATION OF VISIT NOT DATA						/ / /																							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		SINK IN BSMT.										
Sty Ht: 1 - 1 Story				3/4 Bath:		Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:												
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Average												
Frame: 1 - Wood				A HBth:		Rating:												
Prime Wall: 4 - Vinyl				OthrFix: 1		Rating: Average												
Sec Wall:	%																	
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average				Kits: 1		Rating: Average		1st Res Grid	Desc: Line 1	# Units 1								
Year Blt: 1955	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 1		Rating: Average		Other										
Jurisdict:	Fact: .			WSFlue:		Rating:		Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDO INFORMATION				Lower										
Avg Ht/FL: STD				Location:				Totals	RMs: 5	BRs: 2	Baths: 1	HB 1						
Prim Int Wal 2 - Plaster				Total Units:														
Sec Int Wall:	%			Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors:	%																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 108.0-0002-0011.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:									Total Special Features:								Total: